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**Z-2572**  
**THE RUTH A. SCHAFER FAMILY, LP**  
**I3 to GB**

**STAFF REPORT**  
**May 15, 2014**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner, represented by attorney Daniel Teder, is requesting rezoning of 2.12 acres located at 91 North 36<sup>th</sup> Street at the northeast corner of South Street and North 36<sup>th</sup> Street in Lafayette, Fairfield 22 (SE) 23-4.

**ZONING HISTORY AND AREA ZONING PATTERNS:**

The subject property is currently zoned I3. Properties to the north and south are also zoned I3; properties adjacent to the east and west are zoned GB. This request is only for the southern portion of the lot, (2.12 acres out of the 3.58 acres total lot size). The remainder of the lot will continue to be zoned I3.

**AREA LAND USE PATTERNS:**

The site currently consists of three buildings. The northern most building is being used by a heavy industrial contractor (and would remain zoned I3). The other two buildings are vacant. These buildings last housed a heavy equipment rental office and storage area. Petitioner has indicated that the building in between the outer buildings will be razed.

Uses in this area of town vary with a mix of retail, service establishments, industrial and office uses; other uses north along 36<sup>th</sup> Street continue to be industrial in nature. Uses along South Street are predominately commercial.

A billboard is located on site.

**TRAFFIC AND TRANSPORTATION:**

This site gains access from 36<sup>th</sup> Street by way of three driveways. Access between adjacent sites along 36<sup>th</sup> Street is unrestricted. There is no distinct property separation between driveways/parking lots. When a new use locates at this site approval of access will be administered by the Lafayette City Engineer's Office.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

City utilities serve the site. A 15' type A bufferyard is required when GB-zoned land is redeveloped adjacent to I3 zoning (north side).

**STAFF COMMENTS:**

This site has three buildings. The northern building is being used by a heavy industrial contractor. The remaining two buildings comprise this rezone request. If the southern

portion of the lot is rezoned and a separate use develops the site, each primary use will need a separate lot to stay in compliance with the subdivision and zoning ordinances. A subdivision will need to be completed to create two (or three) separate lots.

The uses along 36<sup>th</sup> Street have historically fallen within the permitted uses of our industrial zones. Unlike Farabee Drive South, uses along North 36<sup>th</sup> Street have remained solidly industrial, excluding the lot across 36<sup>th</sup> Street from this property, which also fronts South Street. Staff believes that while in the past this site shared industrial zoning and uses with the other properties on 36<sup>th</sup> Street, the time is right to redevelop and modernize this highly visible corner. A transition away from industrial and towards the commercial uses that line South Street makes sense at this time.

Staff favors the transition from industrial to commercial zoning along Farabee and this part of South Street as new industrial uses locate in the industrial expansion area southeast of the city. If this property is rezoned a corridor of commercially zoned land will extend along the north side of South Street from Earl Avenue to the Starbucks east of I-65.

**STAFF RECOMMENDATION:**

Approval